Adur District Council

Development Management

Mr Tony Standing
39 Hills Road
Steyning
West Sussex
BN44 3QG

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0259/15

Details of Development
CONSTRUCTION OF FIRST FLOOR REAR EXTENSION OVER EXISTING GROUND FLOOR EXTENSION

Location of Development
32 GRINSTEAD LANE LANCING WEST SUSSEX BN15 9DY

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 4th March 2015.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
14/04/2015

PTO

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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SCHEDULE

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

    Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans:-

    Site Location Plan Date received: 04.03.2015
    Block Plan Date received: 04.03.2015
    Drawing No: C772 Existing Details Date received: 04.03.2015
    Drawing No: C772-1 Rev A Proposed Roof Extension Date received: 16.03.2015

    Reason: *For the avoidance of doubt and in the interests of proper planning.*

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority the upper edges of the pitched roof slopes of the extension shall be finished using ridge tiles (not flashings).

    Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

04. The roof light windows in the north and south sides of the roof extension hereby permitted shall be non-opening (except any part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.

    Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

05. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no roof light windows or other openings (other than as hereby approved) shall be formed in the north and south side slopes of the roof extension.

    Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

PTO

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.